

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
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Norfolk, PE31 7EP

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****Offers Invited**** A freehold plot on Heacham South Beach, including a static caravan offering accommodation including; Entrance Hall, Kitchen, Lounge/Diner, Two Bedrooms and Shower Room. The property benefits from an enclosed rear garden and off-road parking. Occupancy is restricted to 8 months, from the 1st of March to the 31st of October and is currently being run as a holiday let.

The property is situated on the South Beach, within the well-served coastal village of Heacham. The village offers a range of amenities which include; a variety of local shops, Lidl supermarket, primary and junior schools, pharmacy, doctor's surgery, vets and public houses. There are regular bus services to the nearby towns of Hunstanton and King's Lynn, along with the popular "Coast Hopper" service around the North Norfolk coast. A perfect location for dog walking, access to the beach and "Wild Ken Hill"

South Beach, Heacham, Norfolk, PE31 7LH

Price - £170,000 Freehold

UPVC DOUBLE GLAZED ENTRANCE DOOR TO:-

ENTRANCE HALL

Plastic panelled ceiling, vinyl floor covering. Doors to Kitchen, Bedrooms and Shower Room.

KITCHEN

5' 8" max x 9' 3" max (1.73m max x 2.82m max)

Plastic panelled ceiling, vinyl floor covering, power point, built-in storage cupboard. Range of matching wall and base units with round edged work surfaces over, built-in electric oven, space for fridge, single bowl sink unit with mixer tap over, UPVC double glazed window to side. Opening through to:-

LOUNGE/DINER

11' 7" max x 13' 9" max (3.53m max x 4.19m max)

A triple aspect room with UPVC double glazed windows to both sides and a UPVC double glazed bow window to front. Plastic panelled ceiling, power points, television point, built-in storage cupboard, built-in shelving and display unit with inset electric fire effect flame. UPVC double glazed door to side.

BEDROOM ONE

11' 7" max x 7' 10" max (3.53m max x 2.39m max)

A double aspect room with UPVC double glazed windows to both sides. Plastic panelled ceiling, power points, built-in storage cupboards, round edged work surface. Door to Shower Room.

BEDROOM TWO

5' 8" max x 8' 2" max (1.73m max x 2.49m max)

Plastic panelled ceiling, power point, built-in storage cupboard, UPVC double glazed window to side.

SHOWER ROOM

4' 1" max x 3' 2" min (1.24m max x 0.97m min)

Plastic panelled ceiling, vinyl floor covering, wall extractor, UPVC double glazed window to side. Suite comprising; built-in shower cubicle, low level WC, pedestal wash hand basin.

OUTSIDE

FRONT

A sandy track providing car standing. The garden is laid mainly to lawn and enclosed mostly by low chain-link and wooden fencing.

REAR

Timber decking area adjoining the rear and partly off the side of the property. Beyond this is an enclosed garden with wood panelled fencing and laid mainly to lawn, with some inset mature shrubs and plants and a garden shed.

DIRECTIONS

At the traffic lights at Norfolk Lavender, turn into the village on Lynn Road, continue on Lynn Road as it becomes Station Road at Tesco Express. Continue past the Victoria pub and Poplar Avenue on the left and then turn left into Lodge Road. Continue straight over the crossroads again into Lodge Road, then after some distance there will be a left hand bend. Turn right onto South Beach Road and proceed to the very end. Turn left into South Beach, the property will be found further along on the left.

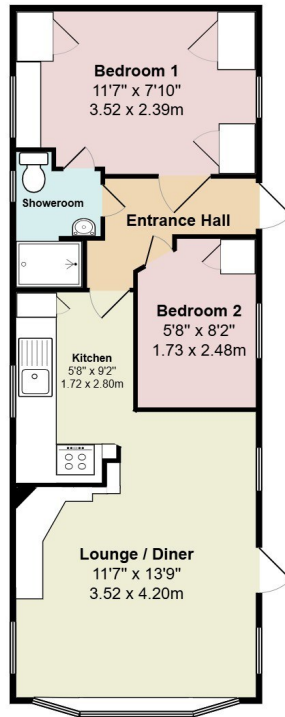
SERVICES

Mains Electricity. Mains Water. Septic Tank. These services and related appliances have not been tested.

COUNCIL TAX

Non-Domestic Business Rates have applied at approximately £75 - £100 during occupied months.





Total Area: 387 ft² ... 36.0 m²

All measurements are approximate and for display purposes only

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Illustration for identification purposes only. Measurements are approximate. Not to scale

Tenure: Freehold. Vacant possession upon completion.

Viewing: Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations: All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

Offer Referencing: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Referral Fees: In compliance with the Consumer Protection from Unfair Trading Regulations 2008, LANDLES must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector. As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

Since 1856

SELLING & LETTING

Town Country Coastal

property in King's Lynn and the coastal & rural villages of North & West Norfolk

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